

Planning and Development Committee
September 5, 2012
6:00 PM
Council Chambers
AGENDA

1. Approval of August 15, 2012 Minutes
2. Committee Interviews
3. Updates
 - Recreation Plan
 - Business Park Signage Update
4. Old Business
 - A. TIF Discussion – John Holden, Eaton Peabody Consulting
 - B. Sign Ordinance
 - C. School Discussions – Environmental/McAvoy Suggestion
 - D. Recreation Fees
5. New Business:
 - A. Turtle Head Park Development Schedule
6. Public Comments:
7. Committee Member Comments:
8. Adjourn

**Planning and Development Committee
Minutes of August 15, 2012
6:00 PM
Hampden Council Chambers - Town Office**

Attendees: Committee Members Staff Guest: Rip Patten, Credere
Tom Brann, Chair Dean Bennett Associates
Janet Hughes Bob Osborne

1. August 1, 2012 Minutes Approved.

2. Committee Interviews - None

3. Updates/Old Business

- Recreation Plan – Ongoing
- Conversion Update - Awaiting Federal Approval

4. Old Business

A. Dennis Paper Capture Decisions

In preparation of the final draft of the Dennis Paper TIF Application and Credit Enhancement Agreement, the Committee needs to determine under which statutory category the captured taxes from Dennis Paper TIF will be directed. The Committee recommended an 80/20 split, with 80% to economic development programs and the 20% to recreational trails maintenance within existing parks.

Committee Action: Motion by Janet, seconded by Tom to recommended an 80/20 percentage split for capture allocation to be recommended to the Town Council at the next scheduled meeting.

B. Sign Ordinance

Town Planner indicates it is still being drafted. CEDD reminded the Committee of the importance of this Ordinance in terms of the commitment to the business community, as it is a part of the Business Expansion and Retention Program. He indicated his desire to present the entire draft Sign Ordinance, once completed, to the Hampden Business Association for their input, prior to Planning Board and/or Council Action.

C. Business Park Build-Out Analysis

Discussion tabled.

D. Business Park Signage Update

CEDD indicated he had met with Bangor Neon with regard to the design of a new Business Park Sign. CEDD indicated that two issues need to be addressed: (1) The corrected name of the park and; (2) an indication of the park tenants by name and/or location. CEDD presented a conceptual design to the Committee based which included a map of the park and colored indicators as to the location of the businesses. CEDD to present Bangor Neon final draft to Committee when ready for continued design discussion.

E. School Priorities of Use

CEDD stated he had been approached by Chip Swan, Public Works Director with regard to Public Works interest in utilizing the old fire station for storage. Chairperson Brann advised CEDD to tell Chip, "message received".

5. New Business

A. Rip Patten, Credere Associates Phase II Report

Rip Patten presented the results of the Phase II Environmental Report to the Committee. Sampling and testing has resulted in the discovery of both asbestos and PCB's in various locations of the old Hampden Academy. Federal law requires the removal of PCB's scoring in excess of 50. A range of sampling has indicated PCB concentrations as high as 17,000. Committee discussed with Rip the various options of clean-up and steps necessary to determine how much of the materials are present to determine

clean-up costs. The potential exists for cost in excess of \$100,000's of dollars.

Rip Patten indicated that due to the responsible manner in which the community as approached this sale/change of use with environmental due diligence, we are fortunately eligible for Brownfields grants. In addition, the eventual TIF Districting of the property will allow for directed captured taxes to offset the clean-up costs if the Council should wish to do so.

The Committee indicated that they would be back in touch with Rip Patten in seeking his advice on moving forward, but at this point they wanted to absorb the information provided in the report.

5. Public Comments

6. Committee Member Comments

7. Adjourned @ 8:15pm

6. RECREATION:

6.1. Recreation Fee Waiver Policy: Any person interested in any Hampden Recreation program that feels they do not have the financial means to afford the full fee shall receive a waiver at the sole discretion of the Recreation Director. Full or partial fee waivers may be given as determined by financial need and the recreation program for which the waiver is requested.

6.2. Program Fees:

<u>6.2.1. Kids Kamp</u>	<u>\$120.00/full week</u>
<u>6.2.2. Kids Korner morning session</u>	<u>\$8.00/day</u>
<u>6.2.3. Kids Korner afternoon session</u>	<u>\$12.00/day</u>
<u>6.2.4. Team Sport Resident session</u>	<u>\$30.00 - 35.00</u>
<u>6.2.5. Team Sport Non-Resident session</u>	<u>\$35.00 - 40.00</u>
<u>6.2.6. Individual Sport – length of session varies</u>	<u>cost plus basis</u>
<u>6.2.7. Program Registration Late Fee</u>	<u>\$10.00</u>

6.3. Resident Play Field Rental Fees (all requests subject to availability and require submission of a completed facility request form):

<u>6.3.1. Single Field, Single Game</u>	<u>Cost plus basis</u>
<u>6.3.2. Single Field, Entire Day</u>	<u>Cost plus basis</u>
<u>6.3.3. Single Field, Multi-week</u>	<u>Cost plus basis</u>
<u>6.3.4. Single Field, In-Town Travel Teams per game</u>	<u>Free / Subject to Availability</u>

6.4. Non-Resident Play Field Rental Fees (all requests subject to availability and require submission of a completed facility request form):

<u>6.4.1. Single Field, Single Event</u>	<u>\$50.00 plus Cost</u>
<u>6.4.2. Single Field, Entire Day</u>	<u>\$100.00 plus Cost</u>
<u>6.4.3. Single Field, Multi-week</u>	<u>\$40.00 plus Cost/per</u>
<u>6.4.4. Single Field, Use of Lights</u>	<u>\$15.00 per event</u>

Lucky Rock LLC

Site Planning, Landscape Architecture and Permaculture Design

www.luckyrockdesign.com

Sean Mahaney, Project Manager
Maine Project Office
New England District
US Army Corps of Engineers
675 Western Avenue #3
Manchester, ME 04351

RE: Permit #ME-BANG-81-422-R

Dear Mr. Mahaney:

On behalf of the Town of Hampden, Lucky Rock LLC is requesting to modify permit number ME-BANG-81-422-R for reconfiguration float systems in the Penobscot River. Two other permits have been approved by the Army Corps of Engineers in the direct vicinity. A mooring field, permit #1990-11192-R-91, will remain unchanged. A float system owned by Hamlin's Marina, permit # CENAE-R-NAE-1990-11192-M1, is also requesting modification under separate cover for reconfiguration of the floats.

The Town of Hampden is requesting approval to modify the float configuration approved under the existing permit. The grounding floats at the ramp were permitted to extend 125 feet beyond the mean high water line. Today's measurements indicate they extend 139 feet beyond the high water line. The existing paved ramp system will remain unchanged.

The Town of Hampden also owns a float system which Hamlin's Marina uses for access to their floats. The current floats require replacement and a new design has been developed. The existing gangway, platform/ramp header and struts would remain. The proposed floats would have a consistent width of 12 feet and a length of 80 feet. The current permit indicates a landing dock 10' x 80'. The new design would also add a short term parking float closest to the municipal ramp, 6' wide x 16' long. A space of approximately 20 feet would be maintained between the grounding float at the ramp and the short term parking float.

If you have any questions regarding this request, please feel free to contact either myself or Dean Bennett at the Town of Hampden.

Betsy Poulin, RLA
Lucky Rock, LLC

cc. Dean Bennett, Town of Hampden

Enclosures

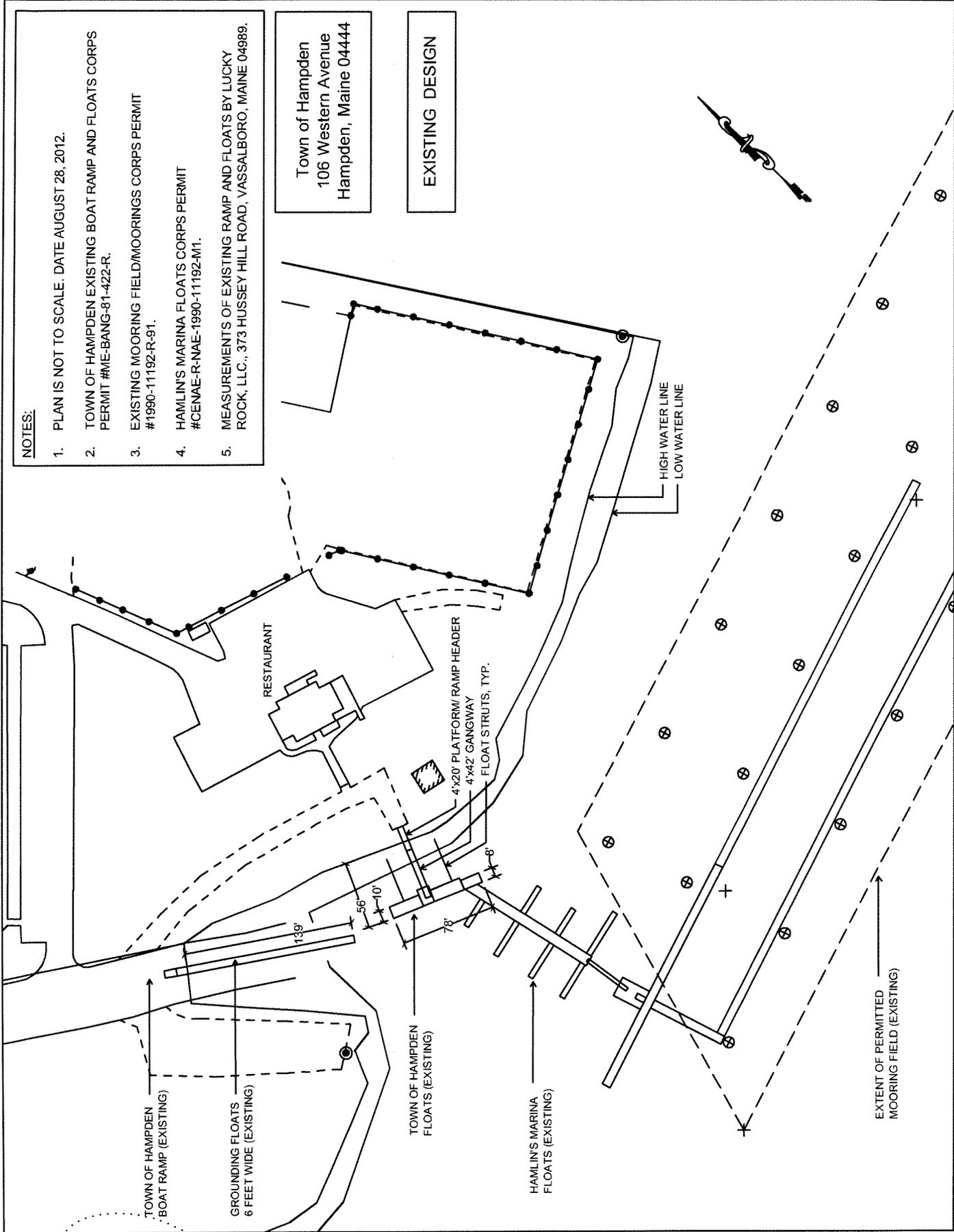
373 Hussey Hill Road
207.318.9322
Vassalboro, Maine 04989
betsypoulin@gmail.com

NOTES:

1. PLAN IS NOT TO SCALE. DATE AUGUST 28, 2012.
2. TOWN OF HAMPDEN EXISTING BOAT RAMP AND FLOATS CORPS PERMIT #ME-BANG-81-422-R.
3. EXISTING MOORING FIELD/MOORINGS CORPS PERMIT #1990-11192-R-91.
4. HAMLIN'S MARINA FLOATS CORPS PERMIT #CENAE-R-NAE-1990-11192-M1.
5. MEASUREMENTS OF EXISTING RAMP AND FLOATS BY LUCKY ROCK, LLC., 373 HUSSEY HILL ROAD, VASSALBORO, MAINE 04989.

Town of Hampden
106 Western Avenue
Hampden, Maine 04444

EXISTING DESIGN



NOTES:

1. PLAN IS NOT TO SCALE. DATE AUGUST 28, 2012.
2. TOWN OF HAMPDEN EXISTING BOAT RAMP AND FLOATS CORPS PERMIT #WE-BANG-81-422-R.
3. EXISTING MOORING FIELD/MOORINGS CORPS PERMIT #1990-11192-R-91.
4. HAMLIN'S MARINA FLOATS CORPS PERMIT #CENAE-R-NAE-1990-11192-MT.
5. MEASUREMENTS OF EXISTING RAMP AND FLOATS BY LUCKY ROCK, LLC., 373 HUSSEY HILL ROAD, VASSALBORO, MAINE 04989.

Town of Hampden
106 Western Avenue
Hampden, Maine 04444

PROPOSED DESIGN

